

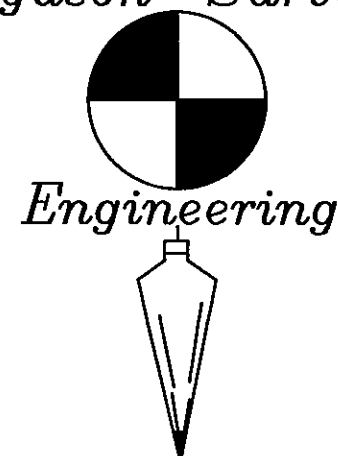
LAND PARTITION PLAT 2010-02

A PARTITION OF A TRACT OF LAND  
LOCATED IN THE SW1/4 SW1/4, SECTION 22  
AND IN THE W1/2 OF SECTION 27,  
T.9S., R.30E., W.M., GRANT COUNTY, OREGON  
NO SURVEY PERFORMED FOR THIS PARTITION  
JANUARY 14, 2010

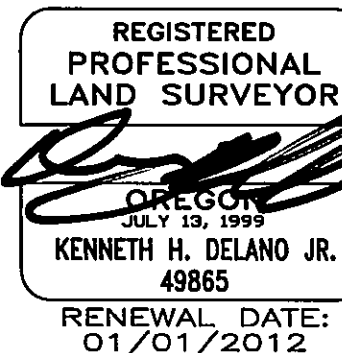


Scale 1"=500'

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN  
MT. VERNON, OR 97865  
PHONE (541)932-4520  
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EMAIL DFSE@ORTELCO.NET



NARRATIVE

THIS PARTITION WAS REQUESTED BY GARY MIRANDA. THE BEARINGS AND DISTANCES AS SHOWN HEREIN ARE BASED ON A SKETCH BY DOUG FERGUSON IN 1977 FOR NORBERT VOLNY. I FIND THAT THE SAID BEARINGS AND DISTANCES ARE IDENTICAL TO THOSE RECORDED IN DEED INSTRUMENT NO. 20062500 OF THE GRANT COUNTY DEED RECORDS.

NO SURVEY WAS PERFORMED FOR THIS PARTITION.

SURVEYOR'S CERTIFICATE

I, KENNETH H. DELANO JR., PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED THE PARCELS AS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. 92. THE EXTERIOR BOUNDARY OF WHICH IS RECORDED AS INSTRUMENT NO. 20062500 IN THE GRANT COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SW1/4 SW1/4 OF SECTION 22 AND IN THE W1/2 OF SECTION 27, T.9S., R.30E., W.M., GRANT COUNTY, OREGON, AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SW1/4 SW1/4 OF SECTION 22;  
THENCE S88°52'45"E ALONG THE NORTH LINE OF THE SAID SW1/4 SW1/4 OF SECTION 22, 400.00 FEET;  
THENCE S08°09'30"E, 4405.21 FEET;  
THENCE N88°52'45"W, 400.00 FEET;  
THENCE N08°09'30"W, 4405.21 FEET TO THE POINT OF BEGINNING.

ALSO, AS STRIP OF LAND, 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SW1/4 SW1/4 OF SECTION 22;  
THENCE S88°52'45"E ALONG THE NORTH LINE OF THE SAID SW1/4 SW1/4 OF SECTION 22, 400.00 FEET;  
THENCE S08°09'30"E, 3607.96 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S80°22'30"E, 971 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF WAY LINE OF THE PENDLETON - JOHN DAY HIGHWAY.

CONTAINING 41.3 ACRES, MORE OR LESS.

I HEREBY DESIGNATE THE NORTHWEST CORNER OF THE SW1/4 SW1/4 OF SECTION 22, T.9S., R.30E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

KENNETH H. DELANO JR., P.L.S.  
STAFF SURVEYOR

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GARY MIRANDA AND CARLEY MIRANDA, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92. WE HEREBY DESIGNATE AN EASEMENT OF VARIABLE WIDTH ACROSS PARCEL 2 AS SHOWN, FOR PRIVATE ACCESS AND UTILITIES TO PARCEL 1. THIS PARTITION IS SUBJECT TO EASEMENTS AND CONDITIONS AS FOLLOWS;

- 1) THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF HIGHWAYS, ROADS OR PUBLIC WAYS.
- 2) ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR MAY NOT BE SHOWN IN THE PUBLIC RECORD.
- 3) THE TERMS AND CONDITIONS OF THE DECLARATION PROHIBITING PURSUIT OF CLAIM OF RELIEF, RECORDED AS INSTRUMENT NO. 20073322 IN THE GRANT COUNTY DEED RECORDS ON DECEMBER 12, 2007.

GARY MIRANDA

CARLEY MIRANDA

ACKNOWLEDGMENT

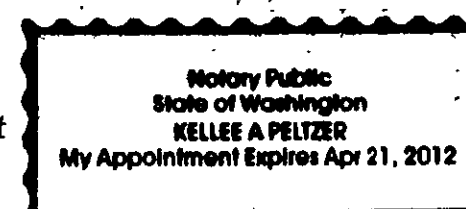
STATE OF Washington  
COUNTY OF Clark ) SS

THIS INSTRUMENT WAS PERSONALLY AKNOWLEDGED BEFORE ME ON Jan 26<sup>th</sup>, 2010, BY GARY MIRANDA AND CARLEY MIRANDA.

NOTARY SIGNATURE

NOTARY PUBLIC - WA  
(Print Name) (State)

COMMISSION # 100802 MY COMMISSION EXPIRES 4-21-2012



RECEIVED AND  
FILED

March 22, 2010

OFFICE OF COUNTY SURVEYOR  
Attest:

APPROVALS

APPROVED THIS 14<sup>th</sup> DAY OF January, 2010.  
  
GRANT COUNTY SURVEYOR

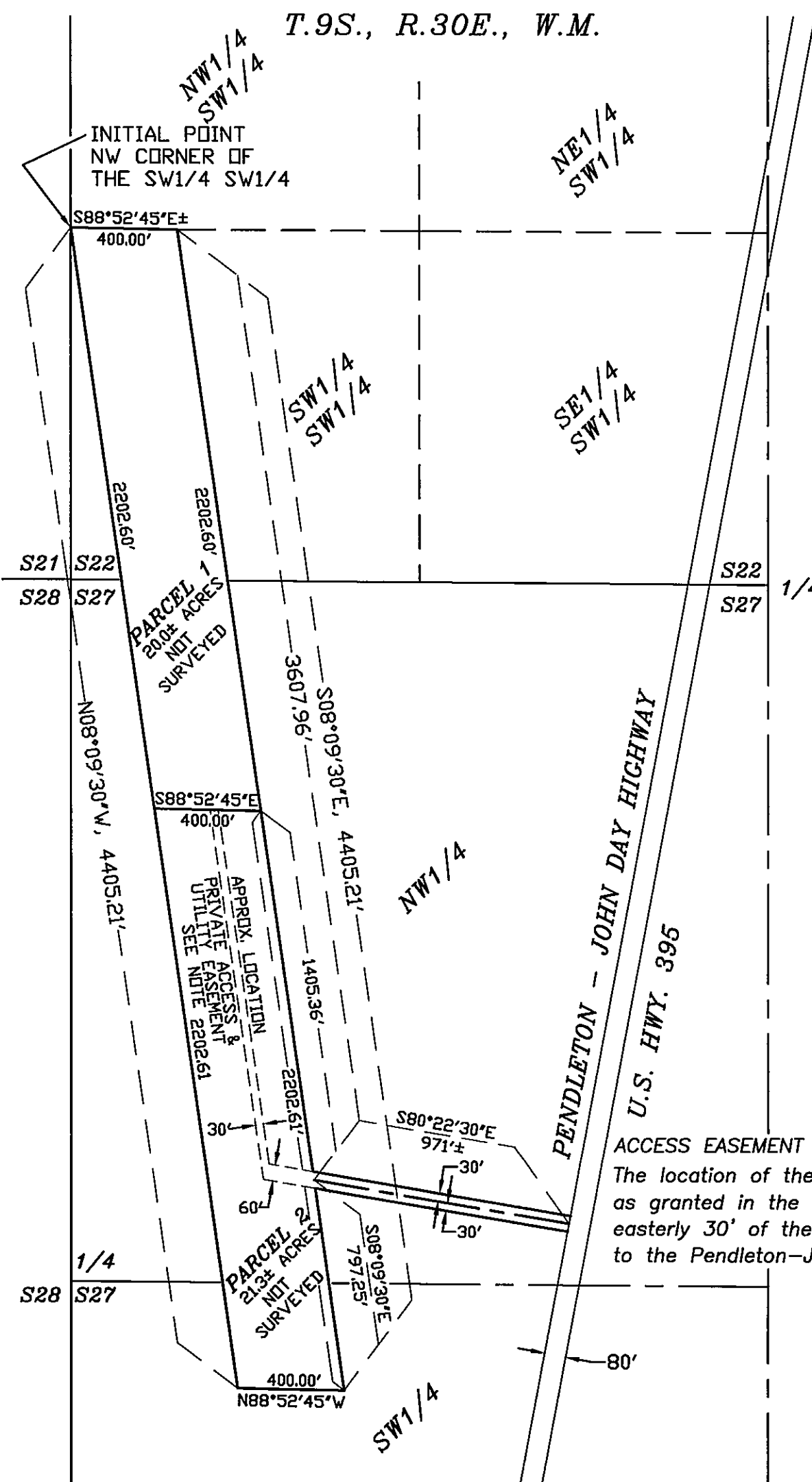
APPROVED THIS 28<sup>th</sup> DAY OF January, 2010.  
  
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

KAREN R. OFFICER, CHIEF DEPUTY  
GRANT COUNTY ASSESSOR/TAX COLLECTOR  
DATE: 01-28-2010

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28 DAY OF Jan, 2010 AT 1:50.0 CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2010-02 GRANT COUNTY RECORDS.

GRANT COUNTY CLERK Deputy



ACCESS EASEMENT NOTE

The location of the Private Access & Utility Easement as granted in the Owner's Declaration is along the easterly 30' of the existing runway, and 60' in width to the Pendleton-John Day Highway as shown.